

# **CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES**

**Date: Wednesday, December 15, 2010**

**Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall**

**Time: 9:00 AM**

**9:00 a.m.**

**Docket No. 10110014 DP/ADLS: PetSuites**

The applicant seeks site plan and design approval for a 19,767 sq. ft. building and 2 outlots on 3.5 acres. The site is located at 9800 N. Michigan Rd. and is zoned I-1/Industrial, within the US 421/Michigan Rd. Overlay Zone. Filed by Eric Gleissner of Civil Site Group, Inc.

Eric Gleissner with Civil Site, Beau Wilfong, Del DeMao, TK Mercho and Andrew Clifford were present for the petitioner. They are seeking approval to build a 20,000 Square Feet building on 4 acres in the area of 98<sup>th</sup> Street and Michigan Road. The building will be placed on the rear of the site, with potential development of 2 buildings on the front of the side. The use of the building will be for kenneling and care of house animals.

**Joanie Clark-Vectren Energy**

-Passed out service request information along with contact names/numbers

**Greg Hoyes-Hamilton County Surveyor Office**

Sent letter, site is not in their watershed

**Nick Redden-Carmel Engineering**

-Sent comment letter, no further comments

**Dave Lucas-Hamilton County Highway Department**

-Outside jurisdiction

**Ryan Hartman-Clay Twp. Regional Waste**

-Sent comment letter, no additional comments

**Chris Ellison-Carmel Fire Department**

-Meet with petitioner prior, items have been addressed, no further comments

**Daren Mindham- DOCS-Environmental Planner**

-Sent comment letter

\*Petitioner asked about the 10 feet landscape planting area requirements

-Requesting to have a 5 feet planting area in front of building and a 5 feet planting area on east side in middle of parking area (marked placement will help with fire apparatus turn around). Foundation plantings at rear and side of building could be in play areas of the animals. Also concerned with the building height on north side could block light for the plants.

**Shirley Hunter-Duke Energy**

-IP&L jurisdiction

**Angie Conn-DOCS**

-Sent review letter, waiting on reply

**Petitioner questioned:**

Can a chain link fence be allowed in that zoning district  
-DOCS staff asked to see details on fencing but does not think there will be problem

How do they need to mark the pedestrian bike connection  
-Stripping in parking lot would be ok

Do they have to complete driveway stub connection now  
-Can show on plans now with a commitment to build in the future

**END**

**9:10 a.m.**

**Docket No. 10110012 DP/ADLS: Legacy PUD - Turkey Hill Minit Market**

The applicant seeks site plan and design approval for an automobile fuel station, retail store, and carwash. The applicant also seeks the following zoning waiver approval:

**Docket No. 10110013 ZW: Section 9.02 of Legacy PUD ordinance Z-501-07 - maximum 15-ft front yard building setback.**

The site is located at 7729 E. 146<sup>th</sup> St. and is zoned PUD/Planned Unit Development. Filed by Charlie Frankenberger of Nelson & Frankenberger.

Charlie Frankenberger and Jon Dobosiewicz with Nelson and Frankenberger, Jamie Shinneman and Eric Carter with Weihe Engineering, Tim Walter with Platinum Properties, Brett Huff with Stoeppelworth & Assoc. were present for Petitioner. They are seeking approval for a fueling center, convenient store and car wash at the corner of 146<sup>th</sup> Street and River Road (within the Legacy PUD).

**Joanie Clark-Vectren Energy**

-Passed out service request information along with contact names/numbers

**Greg Hoyes-Hamilton County Surveyor Office**

-Generating letter  
-Meeting with Platinum Partners later today to discuss overall project

**Nick Redden-Carmel Engineering**

-Sent comment letter, no additional comments

**Dave Lucas-Hamilton County Highway Department**

-Handed comments to petitioner  
-Contingent on approval for access off 146<sup>th</sup> Street  
-Concern with initial entrance way off River Road south of 146<sup>th</sup> Street (City of Carmel jurisdiction) but is concerned with widening the turn radius off 146<sup>th</sup> Street could cause for relocation of signal cabinet and pole and controller

**Ryan Hartman-Clay Twp. Regional Waste**

-Project falls outside of jurisdiction

**Chris Ellison-Carmel Fire Department**

-Meet with petitioner prior, no further comments

**Daren Mindham- DOCS-Environmental Planner**

-Received comments, with just minor changes yet to be made  
-Wetland area is planned to be planted at the same time

**Shirley Hunter-Duke Energy**

- Passed out service request information
- Requested Auto CAD file
- Plan to build bank on pole and have service placed underground

**Angie Conn-DOCS**

- Sent review letter, waiting on reply

**END**

**9:20 a.m.**

**Docket No. 10110011 DP/ADLS: The National Bank of Indianapolis (former Burger site).** The applicant seeks site plan and design approval for a 4,000 sq. ft. bank building. The site is located at 613 E. Carmel Dr. and is zoned B-8/Business. Filed by Charlie Frankenberger of Nelson & Frankenberger.

Charlie Frankenberger and Jon Dobosiewicz with Nelson and Frankenberger, Tim Jensen and Andy Taylor with Structure Point and Diana Brenner with Brenner Design were present for Petitioner. They are seeking approval for National Bank of Indianapolis to be constructed on the former Burger King site on Carmel Drive.

**Joanie Clark-Vectren Energy**

- Passed out service request information along with contact names/numbers

**Greg Hoyes-Hamilton County Surveyor Office**

- Sent comment letter, will need outlet permit along with submitting final plans once all changes are done

**Nick Redden-Carmel Engineering**

- Sent comment letter, no further comments

**Ryan Hartman-Clay Twp. Regional Waste**

- Project falls outside of jurisdiction

**Chris Ellison-Carmel Fire Department**

- Sent comment letter
  - Concerned with fire apparatus being able to turn around on site.
  - Will work with petitioner on details outside of meeting

**Daren Mindham- DOCS-Environmental Planner**

- Met with representative from Context on December 6<sup>th</sup>
- Waiting for revised plans

**Shirley Hunter-Duke Energy**

- Requested Auto CAD file
- Reminded petitioner that no shrubs are to be placed around transformer box
- Current utility plan shows feed from transformer on south side (already loaded), former Burger King pulled from transformer on east side
- Once service is disconnected a demo letter can be issued for demo of building

**Angie Conn-DOCS**

- Sent review letter, waiting on reply

**END**

**9:30 a.m.**

**Pilgrim Lutheran Church**

The applicant seeks the following special use amendment and development standards variance approval for a new building:

**Docket No. 10110009 SUA - Ordinance Chptr 5.02: Church in S-1 district**

**Docket No. 10110010 V - Ordinance Chptr 5.04.01: Maximum 35-ft height**

The 19-acre site is located at 3650 W. 106<sup>th</sup> Street and is zoned S1/Single-Family Residential. Filed by Gerald Powell of Pilgrim Lutheran Church of Indianapolis, Inc.

Charlie Frankenberger and Jon Dobosiewicz with Nelson and Frankenberger, Jamie Shinneman and Eric Carter with Weihe Engineers, Jack Munson and Dan Montgomery were present for Petitioner. They are seeking approval for church (phase I) and bell tower (phase II- possibly at a later time) on north side of 106<sup>th</sup> Street just west of Shelborne Road.

**Joanie Clark-Vectren Energy**

-Passed out service request information along with contact names/numbers

**Greg Hoyes-Hamilton County Surveyor Office**

-Sent comment letter

-Permits will be needed

-Need to contact the Corradino Group regarding storm revisions for the roundabout at 106<sup>th</sup> and Shelborne Road

-2 newly planted trees will need to be moved from their easement area

**Nick Redden-Carmel Engineering**

-Sent comment letter, no further comments

**Dave Lucas-Hamilton County Highway Department**

-Outside project limits

-Coordinating with Corradino Group regarding road improvements in that area

**Ryan Hartman-Clay Twp. Regional Waste**

-Working with petitioner already regarding sanitary sewer issues

**Chris Ellison-Carmel Fire Department**

-Due to size of building and occupancy level will be required to install

2 private fire hydrants on site

CFD to review plans once determined where hydrants to be placed

-Petitioner to inform CFD the expected distance between fire connection and the road-concern with obstructions or ditches that could fill up due to storm and having to drag hoses from connection to road causing obstruction for fire access

**Daren Mindham- DOCS-Environmental Planner**

-Sent comment letter, waiting for revised plans

-Trees in front may need to be moved to edge of dry retention pond along 106<sup>th</sup> Street and change to Bald Cypress species to better fit site

**Shirley Hunter-Duke Energy**

-IP & L jurisdiction

**Angie Conn-DOCS**

-Sent review letter, waiting on reply

**END**